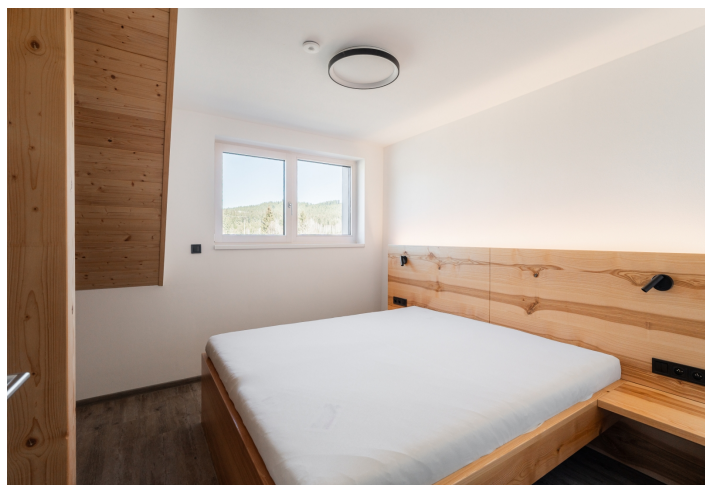




## Apartment One-bedroom (2+kk)

€ 392 707 | CZK 9 800 000

85.08 m<sup>2</sup>, Prachatice, Volary





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€ 392 707 | CZK 9 800 000

85.08 m<sup>2</sup>, Prachatice, Volary

Total area	94 m <sup>2</sup>
Floor area*	85 m <sup>2</sup>
Loggia	9 m <sup>2</sup>
Parking	Outdoor parking space
Cellar	-
PENB	B
Reference number	107940

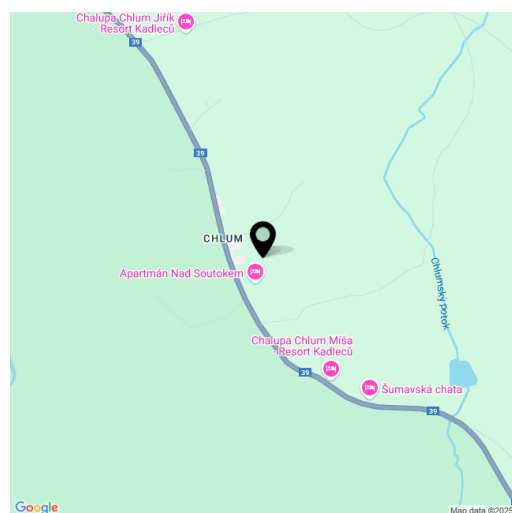
This new two-room apartment with a loggia and parking is part of the ŠUMAVSKÝ RÁJ mountain residence, offering future owners maximum privacy and top-tier technological equipment. Located just 10 minutes from Lipno, in the mystical landscape of the Šumava National Park, it provides an ideal setting for hiking, cycling, or cross-country skiing. Lovers of downhill skiing can take advantage of the Lipno or Hochficht ski resorts.

The apartment, located on the 1st floor of a mountain residence, consists of a living room with a fully equipped kitchen, a bedroom, a bathroom with a shower and an entrance hall. The living room has access to the loggia. The price also includes an outdoor parking space.

The unit is equipped with a **Loxone** smart home system, allowing remote control of heating, lighting, and blinds. Facilities include **wood-aluminum windows** with electric blinds, **high-quality vinyl floors**, underfloor heating, a custom-made kitchen, **ash wood furniture**, and high-speed fiber-optic internet. The equipment also includes a **fireplace stove** that provides warmth and creates a cozy atmosphere. Central heat pumps from **Alpha Innotec** ensure thermal comfort. Common areas are protected by a video surveillance system and include a ski/bike room and a garden with a stone fire pit.

The quiet village of **Chlum u Volar**, located at the very edge of the Šumava National Park, offers easy access to skiing in **Hochficht**, Lipno, Kvilda, or Modrava. The area also offers other recreational activities, such as cycling along the Lipno reservoir, mountain hiking, **MTB**, an indoor pool in Volary, walks to the **Mrtvý Luh** peat bog or the **Soumarský Bridge** lookout tower, and the opportunity to learn about the traditions of **Šumava glassmaking** in nearby **Lenora**. Full civic amenities are available in Volary, 6 km away, and the drive from Prague takes about 2 hours.

Floor area 85 m<sup>2</sup>, loggia 9 m<sup>2</sup>.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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85.08 m<sup>2</sup>, Prachatice, Volary

Šumavský ráj

Apartment

CHLUM

2 NP | 1st floor

2 + kk | 1 bdr

1	Hala   Hallway	10,34 m <sup>2</sup>
2	Koupelna   Bathroom	6,86 m <sup>2</sup>
3	Obývací pokoj   Living room	50,10 m <sup>2</sup>
4	Ložnice   Bedroom	16,25 m <sup>2</sup>

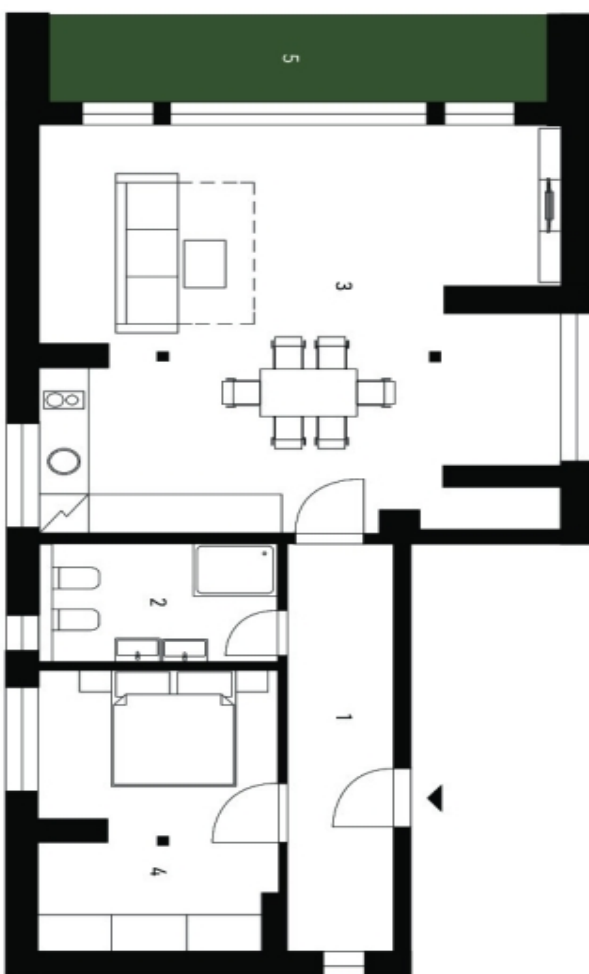
Užitná plocha | Usable area  
83,55 m<sup>2</sup>

Podlahová plocha | Floor area  
85,08 m<sup>2</sup>

5 Lodžie | Balcony  
9,00 m<sup>2</sup>

Celková plocha | Total area  
94,08 m<sup>2</sup>

Způsob vypočtu podlahové plochy je stanoven v souladu s nariadením vlády č. 586/2013 Sb. Tento výkres byl zpracován pro marketingové účely.



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